



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: March 1, 2007 – 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Stephan M. Rodolakis, Vice-Chairman  
Kathleen M. Keohane, Clerk  
Donald F. Naber  
Joyce O'Connor Davidson

**Also Present:** Jack Perreault, Town Engineer  
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Approved Minutes of February 1, 2007**

The Planning Board approved the Minutes of February 1, 2007 as submitted.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M.**            **Board Member Comments – *No Board member comments***

**7:05 P.M.**            **Gulf View Estates, Definitive Subdivision  
Public Hearing, Continued from December 8, 2005  
Location: Gulf Street & Browning Road  
Decision Deadline: April 20, 2007**

Mr. Gordon read the letter dated February 28, 2007 asking for a continuance. Mr. Gordon noted that the Board needs an extension of time for their Decision; and asked Mr. Denoncourt to follow up on this. The Board voted to authorize the continuance to April 12, 2007.

Mr. Gordon continued the hearing to April 12, 2007 at 7:05 P.M.

**7:10 P.M.**            **Russell Industrial Park, Definitive Subdivision  
Public Hearing, Continued from June 8, 2006  
Location: 455 Hartford Pike (Route 20)  
Decision Deadline: April 15, 2007**

Attending the hearing were Carl Hultgren – an engineer from Quinn Engineering, and David Russell – representing the developers. Mr. Gordon asked for a decision deadline extension letter to be signed.

Mr. Hultgren granted the extension and signed the letter for the extension to May 15, 2007. Mr. Hultgren stated they sent letters to abutters notifying them of tonight's hearing.

Mr. Hultgren said Quinn Engineering is the new engineering firm for this project; and said they have re-engineered the plans.

Mr. Hultgren noted his letter dated February 23, 2007 addressing Mr. Denoncourt's comment letter and listed the following:

- a) they shifted the lot line for an easement at the end of the cul-de-sac;
- b) sewer was not available to the site;
- c) they have a company to certify that any ledge cuts will be stable;
- d) individual lots will be developed separately and filed separately;
- e) proposed sidewalk on one side of the road; reduces the impervious area on the site;
- f) asking for waiver on the width of the roadway to limit the amount of impervious area;
- g) road is intended to become a public roadway.

Mr. Hultgren submitted a plan showing draft turning radii sketches. He said he met with Mass. Highway for a curb cut and submitted sight distance information. He said Mass. Highway is satisfied with the stopping sight distance.

Mr. Hultgren said they are proposing haybales around the BVW (bordering vegetated wetlands) and around the project.

Ms. Keohane asked the following:

- 1) In reviewing sight distance, are trucks reviewed differently compared to cars; Mr. Hultgren said yes and explained. He restated that Mass. Highway has reviewed and approved.
- 2) asked if lots would be separately owned or all would be owned by Russell; Mr. Russell said they are not sure, but expects to sell separately and each buyer would go through process.

Mr. Naber asked about testing for ledge and blasting. Mr. Hultgren said a couple testings were done by the previous engineering firm; but he has not done testing for ledge yet. There were comments and some discussion that it might affect the abutting Ricker property.

Mr. Rodolakis asked what the status of the road would be; and Mr. Hultgren said they want to make to public.

Mr. Denoncourt said they just received plans and is reviewing.

Mr. Gordon commented:

- 1) put waivers on front sheet;
- 2) asked if ANR lot would have access to roadway; Mr. Hultgren said yes and there is an agreement.

Mr. Gordon continued the hearing to April 12, 2007, at 7:15 P.M.

**7:15 P.M.            Shrewsbury Crossing – Stop & Shop Plaza**  
**Starbucks Coffee with Drive Through, Site Plan Approval**  
**Public Hearing, Continued from November 2, 2006**  
**Location: 539-551 Boston Turnpike (Route 9)**  
**Decision Deadline: 65 days from close of hearing**

Mr. Gordon read a letter dated March 1, 2007 asking to withdraw. The Board voted to authorize the withdrawal of the Starbucks Coffee with Drive Through Site Plan.

**7:20 P.M.            Lilliput Early Childhood Center, Site Plan Approval**  
**Public Hearing, Continued from February 1, 2007**  
**Location: 18 Grafton Street (Route 140)**  
**Decision Deadline: 65 days from close of hearing**

Attending the hearing were Linda Sullivan – co-owner of Lilliput; and Matt Smith – an engineer from Bohler Engineering.

Mr. Smith said there were a couple of issues from last month's meeting to be addressed:

- 1) fencing that wasn't shown on site;
- 2) drainage concerns.

Mr. Smith also listed the following revisions:

- 1) Dumpster – will fence with stockade fence and schedule pick-ups at a different time than it currently is;
- 2) will extend fence to provide barrier for lights that could shine in windows and to discourage parents and children from walking through abutting properties;
- 3) propose berm where snow storage is, to direct run-off and melting snow away from abutting properties;
- 4) circulate Lilliput newsletter to abutters as a way to notify them of events at the school.

Ms. Keohane listed the following:

- 1) detail of fence to go around dumpster;
- 2) asked regarding spaces on the entry side, will parking spaces near the dumpster be a problem? Mr. Smith said this can be worked out after they establish dumpster pick-up time.

Mr. Naber suggested a repetitive statement in the newsletter periodically to parents about not parking and walking through neighbors' properties. Ms. Sullivan said that would not be a problem.

Lynda Camarra, 10 Wesleyan Street, stated that abutters have expressed concerns about the fence construction and maintenance in the past, and have not been satisfied with response.

Deborah George, 6 Wesleyan Street, asked for clarification for fence distance behind her house. Mr. Smith showed and explained.

Ms. Sullivan explained that they are going to attach new fence to the old fence for now and then when her budget allows, they will put up a new one – estimated cost \$14,000.

Mr. Gordon closed the hearing.

**7:40 P.M. Cumberland Farms, Convenience Store & Gas Station  
Route 20 Overlay District, Site Plan Approval & Special Permit  
Public Hearing, Continued from February 1, 2007  
Location: 600 Hartford Turnpike (Route 20) @ Centech Boulevard  
Decision Deadline: 65 days from close of hearing**

Attending the hearing were:

Rick Lauder, Regional Manager, Cumberland Farms, Inc.

Wendy Regan, Site Development Manager, Cumberland Farms, Inc.

Scott Thornton, P.E., Project Manager – Vanasse & Associates, Inc.

Attorney Philip C. Lombardo, Jr. – Attorney representing Cumberland Farms, Inc.

Matt. Smith, P.E., – Engineer from Bohler Engineering, P.C.

Mr. Rodolakis abstained from the hearing due to possible conflict of Interest. Jack Perreault, Town Engineer, attended as the alternate for a Special Permit. Mr. Smith said the Special Permit is for how the building sits on the lot.

Mr. Smith said they have reduced the size of the building. He reviewed some responses to Engineering comment letter. He said there was concern of a Board member about people entering off Route 20. He is proposing rumble strips at the entrance and signage. He commented that this will be put on the plans.

Ms. Regan reviewed the modifications to the building:

- 1) described the construction material of the building;
- 2) wants to be able to put advertising grids in windows; Mr. Gordon asked grid size; Ms. Regan responded 39 x 37.
- 3) said they have the building facing Route 20; and she gave detail on it.

Mr. Naber asked about coloring of the building. Ms. Regan said most of the orange/red coloring has been removed; it's just in a couple places.

Mr. Gordon asked about trees on the site; Mr. Smith showed the areas.

Mr. Perreault asked if they had talked to the Building Inspector about window signage; and asked if the window signage is part of the overall signage for the site.

Mr. Denoncourt commented that he received the traffic report right at the same time as his comment letter went out; and said he is satisfied with report.

Mr. Gordon closed the hearing.

#### **4. New Business**

##### **a. Highland Hill Estates, Detention Pond Change**

The Board agreed that the revision is a de minimis change and voted to authorize the change as presented.

**5. Old Business – *no Old Business***

**6. Correspondence**

- a)** Adams Farm Phase II (DEP #285-1317) letter from Brad Stone, Agent, for the Conservation Commission, regarding a modification.
- b)** CMRPC dues

The meeting adjourned at 8:15 P.M.

Respectfully Submitted,

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*Annette W. Rebovich*